

AKA LOT 5 PLEASANT HILL FARMS UN
OF S1/2 OF NE1/4, RUN S 575.59 F
FOR POB, RUN S 575.21 FT, E 378.

CROOKE-VALES NILDA TERESA
526 SW PLEASANT HILL GLN
FORT WHITE, FL 32038

2026

09-7S-16-04161-105



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
14	PREFIN MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
4	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			02		
9716.0100	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	125,083
TOTALS	2,052			2,052	125,083

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2021	02	2,052	117.9000	110.83	227,423	2004	2004	0	0	45.00	55.00	
1 MANUF 1 100% - 2005			Heated Area: 2052			HX Base Yr 2005						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 76 76 27 27 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); font-size: 2em; color: blue;">BAS</div> </div>												
526 SW PLEASANT HILL GLN, FORT WHITE				BLD DATE		LGL DATE		05/06/2026	MLU			
				XF DATE		LAND DATE						
				INC DATE		AG DATE						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		125,083	
TOTAL MARKET OB/XF VALUE		19,480	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		209,563	
SOH/AGL Deduction		96,304	
ASSESSED VALUE		113,259	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		61,848	
TOTAL JUST VALUE		209,563	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		194,563	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049398	Mobile Home		03/11/2024
21385	M H	411	12/29/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1464/1550	4/18/2022	FJ	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: CROOKE-VALES NILDA						
1488/1148	4/01/2022	QC	U	I	11	100
GRANTOR: MIER JAVIER						
GRANTEE: MIER NILDA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S27 E76 N27\$.	

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2004	2004	3	100	1,200	
2	0296	SHED METAL	0	100	12	20	240.00	UT	12.00	100	2006	2006	3	100	2,880	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	800	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	600	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	2025	2024	3	100	7,000	
TOTAL OB/XF 19,480																

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							